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The most successful result-producing advertising medium for all classes of Real Estate Sales, Rentals, and Auctions published in Virginia. Reaching the people—the best of every class who can make Real Estate Investments. Advertise your Real Estate in The Times-Dispatch

REAL ESTATE AND BUILDING NEWS

Speculative Fever Has Broken Out in Lee District in Dead Earnest.

SOLID BUSINESS DONE, TOO

Many Fine Residences Going Up. Architects and Contractors Kept Very Busy.

The week just closed has been noted for activity, even strenuousness, in the real estate market. In these respects there has been no week like it in several years past. More real estate in dollars and cents has changed hands and lots have changed owners oftener during the week than has been the case in any week, perhaps, in Richmond's latter-day history.

Nearly all of this activity has been confined to Lee District and to a very small part of Lee District, right around the Monument circle.

Richmond speculators have ignored the stock market and gone out to Lee District to trade and get excited. While some deals were made by "actual settlers," the bulk of the \$350,000 of trading in Lee District last week was speculation pure and simple. Lots changed hands as rapidly as blue tickets in the boom days back in the eighties. One piece of property changed hands three times in as many days, and no deed has been recorded or even made out yet. Each man who handled the lot within the three days made a profit.

Lightning Changes. Many lots were sold twice during the week and counting each transaction as a sale, a total business of \$350,000 was done. Speculators became excited, and there was much hurried tramping from one real estate agent's office to another, and telephones were kept busy all the week. A good deal of the trading was done on the ground, and at times buggies were pushed to almost track speed from downtown to the Monument Circle and back. There was excitement all the week and a plenty of it. The real estate agents have, of course, profited by this new and somewhat unexpected tide of speculation, for every time there is a deal, although it be only a speculation, the agents book a commission.

They Don't Like It. Notwithstanding this, the real estate men, as a rule, look with disfavor upon this speculative mania. One of them, interviewed by a Times-Dispatch man yesterday, said: "If this thing keeps up many days Richmond's reputation for conservatism will suffer, and I am afraid Richmond real estate will cease to be regarded by men of means as a safe investment. Not that it isn't an investment, but conservative investors and home builders do not like to buy when the market is so excited. Lee District is intended to be and should be, a place for home sites and for home building, and should not be made a stock exchange."

Some Real Business. Nevertheless, a number of Lee District lots were sold during the week to "actual settlers," who purpose to build fine residences for their own use as soon as possible. One of the leading real estate firms sold several adjoining lots that are to be made into one and a palatial residence erected thereon. The purchaser is said to be a wealthy Englishman who has lived in the North for several years. His name is not given but it is understood that the deal is positively closed and that the wealthy Englishman, having decided to "take his money home," will build on the 20 feet he has purchased on Monument Avenue a mansion that will cost not less than \$100,000. Another big sale of Monument Avenue lots takes in 120 feet, and there are all sorts of rumors concerning the use to be made of the same. One apparently well authenticated report is that the purchaser who is a Northern capitalist, will erect a magnificent modern apartment house.

William B. Pizzini Company sold to Mr. J. Bear, a lot of sixty feet at Addison Street and Monument Avenue. Colonel John Murphy, proprietor of Murphy's Hotel, was the seller. The price is said to be \$100,000, or \$150 per front foot. Other real estate agents who report sales in Lee District, principally on Monument, Allen and Park Avenue, but who are not yet ready to give names and prices, are J. Thompson Brown and Company, Pollard and Bagby, T. M. Wortham and Company, N. W. Bowe and Son, Green and Reid, J. B. Pizzini and Company and W. B. Pizzini Company.

Mr. W. W. Lefew has sold to Marshall Sayers his place on Marshall Street between Fourth and Fifth, for \$250. J. H. Chappell has sold to R. W. Miles a lot on Sixth Street, north of Crouch, for \$100.

THE BUILDING BOOM. There is continued activity in building and there is every indication that there is soon to be even greater business for builders, indeed, there is a certainty of it.

Mr. Henry Taylor having closed the contract for the erection of his handsome residence will soon see the bricks going up.

Mr. John F. Walsh will this week see ground broken for his residence. Mr. Israel Stern has closed the contract for building of his fine residence. Plans for Dr. Walden's home are nearly completed and the contract for the building of the same will probably be awarded this week.

Nolan and Baskerville, architects, have completed the plans for Mr. W. J. Whitehurst's fine residence, and work will begin on it at an early date. C. K. Howell, architect, is planning a fine residence for Mr. Williamson Tally, and the contractors will have them in hand to commence work either this or next week.

All of these are to be on Monument Avenue, and all are to be handsome up-to-date residences.

Dr. Truman A. Parker, Jr., and Mr. W. G. Gwatkin have the architects busy on plans for their handsome residences soon to go up on Allen Avenue, near the Circle.

Mr. Leon Bear, of the firm of N. Cohen and Son, wholesale dry goods, who has just bought a splendid lot in Lee District from Colonel John Murphy, will build a residence at once.

But the building activity is not confined

to the neighborhood of the Circle—it is all over the city.

Messrs. Green and Reid have awarded a contract for the erection of two residences on West Grace Street, near Allen Avenue. They will be of white brick and will contain nine rooms each and be detached.

Mr. John T. Parrish is building two residences on Main Street, near Lombardy. Mr. W. C. West is the architect. They will contain six rooms each and will cost about \$250 apiece.

Mr. Parrish has also awarded the contract for the erection of two very nice residences on Grove Avenue, between Roland and Sycamore Streets. The houses will have ten rooms each, of white brick, and will be detached.

Messrs. C. B. Lacy and Brother are contractors. The houses will cost about \$5,000 each and will be for rent.

Struck It Rich. Mr. J. H. Brown, the proprietor of the store-yard, corner Main and Madison Streets, is a lucky man. Six years ago he purchased a Henrico county farm of one hundred acres, six miles from Richmond, on the line of the Richmond, Fredericksburg and Potomac Railway, for which he paid \$7,000.

Mr. Brown bought the property because of the granite in sight, and not to raise potatoes, corn, etc., but at the time he had no idea what a mine of wealth he had struck.

He named it Dumbarton Quarry, and by that name the farm to-day is worth more than a hundred thousand dollars in "Confederate Grey" granite that is in sight or near to the surface, and there is no telling how much wealth may be found below down, as "Dumbarton" shall be developed.

Mr. Brown is going to develop it this year and expects soon to have four or five hundred men at work on the place.

Chaffin Sells "Greenland." Messrs. R. B. Chaffin Company have just sold to Professor S. B. Helges, of the State experiment farm in Charlotte county, the farm of the late J. E. Bradley, in Powhatan county.

This farm has been known for many years as "Greenland" and contains 450 acres, and has on it a splendid twelve-room framed residence and all other necessary buildings.

Professor Helges will move to "Greenland" and make it a model experimental farm. It is his intention to make a specialty of raising thoroughbred and other fine blooded stock, and to make various scientific experiments in the agricultural line.

Auction Sale To-morrow. To-morrow (Monday) afternoon at 4:30 o'clock, Messrs. C. L. and H. L. Denoon will sell at auction a valuable piece of property on Twenty-seventh Street beyond the city limits. It consists of a large lot upon which there is a neat two-story frame dwelling. The sale will be on accommodating terms.

AUCTION SALES—Monday.

TRADE MARK
THE STANDARD AUCTION CO.
16 NORTH 7TH

Grand Opening Auction
Sale of the Standard Auction Company,
Monday, January 29th, at
10:30 o'clock,
At No. 16 N. Seventh St.

We will sell three very fine 3-piece Mahogany Bed-Room Suits, 2 handsome Bird-Bye Maple Suits, several handsome Quarters Oak Bed-Room Suits, about 35 good Odd Bureaus and Washstands, 2 Quarters Oak China Dressers, one Extra Fine Mirror-Door Walnut Wardrobe, one Mahogany Wardrobe, Quarters Oak Wardrobe, 4 Extra Fine Hat-Racks, 2 Good Parlor Bed Couches, 1 fine Velour Couch, 1 very fine Gold Leaf Antique Mirror, 2 good 5-piece Parlor Suits, 1 3-foot Barber Stand and Mirrors, water sink in center; 1 Extra Good Display Case, one Case, one good four-foot Counter, Case, two six-foot Oak Extension Tables, two good Chiffoniers, with Mirrors, 1 Quarters Oak Serving Table, Single and Double Iron Bed and Springs, 30 good second-hand Mattresses, 3 sectional Felt Mattresses, several good Heating Stoves, 1 Quarters Oak Sideboard, Oak Dining Room Chairs, Rockers, 2 Extra Chair Tappet, 2 Quarters Oak Dining Tables, 2 Mahogany Graphophones and Records, 2 dozen Linen Window Shades, Lace Curtains, Counterpanes and Comforts, lot Crockery, etc.

SPECIAL:
We will sell one very handsome Cabinet Mantel, with large mirrors, at 12 o'clock. **SPECIAL—**at 10:30 sharp, I will sell 2 Horses and Wagons and Harness, 1 Buggy, 1 Phaeton.

THE STANDARD AUCTION CO.
B. C. BUFORD,
Manager and Salesman.

By **GEORGE W. MAYO, Auctioneer,**
110 North Seventh Street, Phone 1996.

Grand and Rare Collection
and Household Effects at
Auction,
TO-MORROW, MONDAY,
at my Warerooms, 110 North Seventh Street, commencing at
10:30 A. M.

Handsome Quarters Oak Chamber Suit, with mirror door Wardrobe to match, two Massive Oak Hall Racks, Oak Folding Bed, Brass and Iron Beds, Spring Mattresses, odd Bureau, Washstand, Tub, Chair, Rockers, Leather and other Couches, Lounges, Mahogany Sofa, Mahogany Claw-foot Sideboard, two Mahogany Bureaus, Oak Sideboard, Dining Tables, Leather Seat Mahogany Dining Chairs, large collection Rugs and Druggery, Carpets, ten rolls new Mattings, Quilts, Blankets, Lace Curtains, pictures, Drophead Singer and other Sewing Machines, Open Franklin and other Heating Stoves, Oak Roll Top and Standing Desk, two large Upright Show Cases, one Outside Show Case, five-Spot Cases, one Rosewood Case Square Piano, one thousand assorted pairs Shoes, Rubbers, Boots, Leggings, etc.

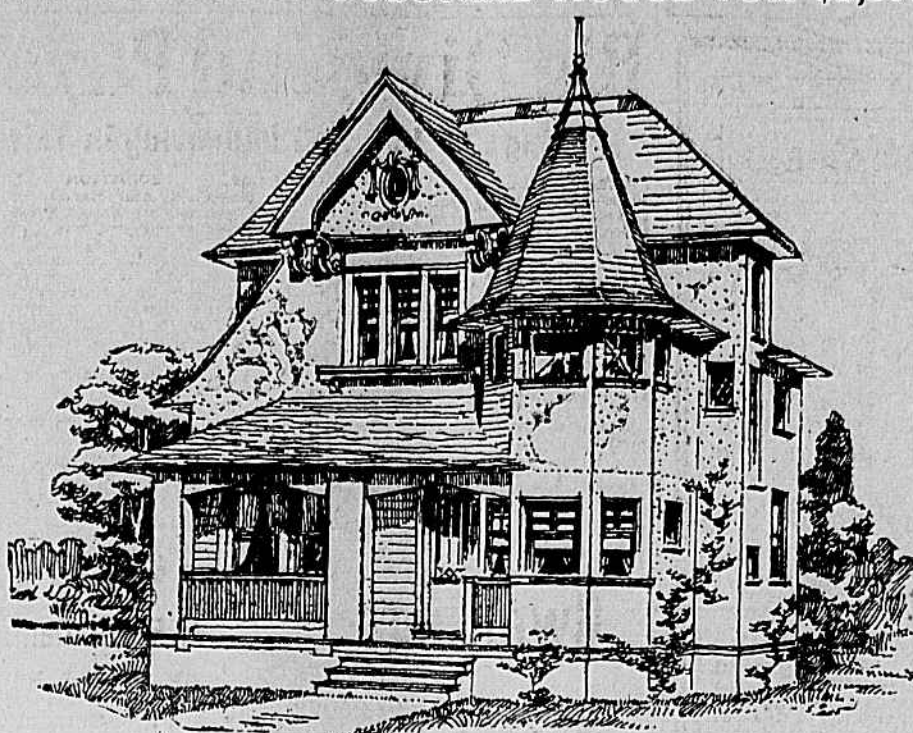
Also a lot of other goods too numerous to mention.

Ladies invited.

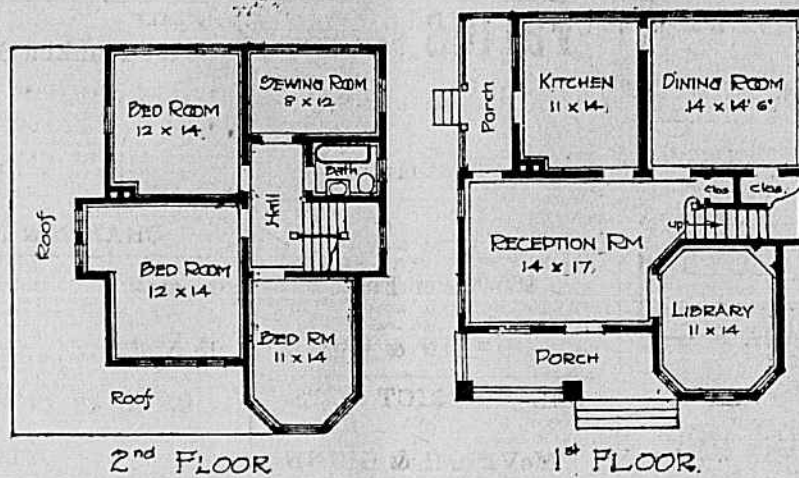
GEORGE W. MAYO, Auctioneer,
GEORGE V. OLIVER, Salesman.

The Valentine Museum
ELEVENTH AND CLAY STREETS.
OPEN 9 A. M. TO 6 P. M.
ADMISSION, 2c.
FREE ON SATURDAYS.

AN ATTRACTIVE COLONIAL HOUSE FOR \$2,800



CLYDE S. ADAMS ARCHTCT



This beautiful house is of the free colonial style. It is built of white plaster, and if placed back from the road among the trees it is very picturesque. It is also possible to produce this stunning effect at a very low cost, which will make it within reach of those desiring a small suburban house.

The first floor is admirably planned for comfort and convenience, all rooms being large and well lighted, insuring cheerfulness throughout. The second floor has three good-sized bed-rooms, well equipped with closets and well ventilated. For a reasonable additional expenditure, a bath can readily be added. This attractive home can be erected at the total cost of \$2,795, made up of the following itemized amounts:

Digging	\$75	Single roof	100
Stone work	200	Plastering	300
Cement work	30	Brick work	100
Carpentering	500	Plumbing	50
Paper and nails	25	Hot air heating	100
Mill work	450	Range	40
Hardware	75		
Lumber	500		
Painting and glazing	250		
			\$2,795

AUCTION SALES—Monday.

By THE VALENTINE AUCTION CO.,
618 East Broad Street.

Grand Auction Sale of Fine Furniture.

HANDSOME MAHOGANY AND QUARTERS OAK CHAMBER SUITS, FIRE LIBRARY SUIT, HANDSOME WARDROBES, HANDSOME PARLOR SUITS AND PARLOR CHAIRS, HANDSOME CHINA CASES, ROLL TOP DESK, CENTER TABLES, &c.,

To-Morrow, Monday Morning, January 29th,

at our salesrooms, No. 618 East Broad Street, commencing at 10:30 o'clock. We will sell an unusually fine lot of furniture, consisting of twelve Quarters Oak and Mahogany Chamber Suits, eight odd Oak Bureaus, Handsome Oak Wardrobes, Fine Leaded Front China Case of quarters oak, with mirror back, Handsome Leather Ebony Suit of three pieces, very fine Parlor Suits, Handsome Couches, Quarters Oak Sideboards, Oak Roll Top Desk, Handsome Center Tables, Oak Chiffoniers, Handsome Parlor Suits and very fine Mahogany odd Parlor Chairs and Rockers, Oak Bookcase and Secretary, fine Oak Hall Racks, Wood and Case Seat Rockers, Iron Beds, Mattresses, Rugs, Pictures, &c.

We especially invite ladies to attend this sale.

THE VALENTINE AUCTION CO.

By Richmond Auction Co.

Stock Confectionery, Tobacco, Fancy Articles, &c.

By direction of owner, declining business, will sell as a whole, at 1216 East Broad Street, **MONDAY, JANUARY 29TH,** at 10:30 A. M., nice stock Confectionery, &c., Store Fixtures, Show Cases, Counters, &c., together with lease of store for three months, with privilege of fifteen months. This is a very desirable store, and rents very low. **RICHMOND AUCTION CO.**
GEORGE H. VALENTINE, Auctioneer.

At the Richmond Bazaar.



I will have Three Hundred (300) head of Horses and Mules next Wednesday, Jan. 31st—something smooth, fat and good sellers. The Horses consist of various kinds—Match Teams of a high class, and Southern Chunks, as good and with as much quality as you have seen. The mules run in size 800 to 1,200 pounds, with good hair and flesh—something that will please you and your customers. We will try hard to sell every horse and mule, as the shippers advise us to sell them all, as they do not want to run feed bills, and will not. Be here, as you will not be disappointed as to quality and quantity. **JOS. LASUTER.**

AUCTION SALES, Future Days

By Richmond Auction Co.,
General Auctioneers, 1205 E. Main.

Handsome Furniture, Carpets, Etc., At Auction.

We will sell **TUESDAY, JANUARY 30TH,** commencing at 10:30 A. M., within our warerooms, No. 1205 East Main, 1 very handsome Oak Chamber Suit, 1 very handsome Walnut Bureau and Bed, several Odd Chamber Suits, 1 very Handsome Oak Folding Bed, Book Case and Secretary combined, 1 handsome Walnut Roller-Top Office Desk, Walnut Sideboards, Book Cases, 6 Revolving Office Chairs, Dining Chairs, Rockers, Iron Beds, Wardrobes, Odd Parlor Chairs, Tables, Lamps, 1 very handsome Brass and Onyx Inlaid, Pictures, Mirrors, Remington Typewriter, Show Cases, 12 pair Men's Shoes, 5 Spotless Washing Machines, etc., etc.

SPECIAL:
At 11:30 o'clock we will sell 5 very handsome Velvet Moquet and Brussels Carpets, 6 Art Squares and Druggery, lot Mattings, Rugs, etc. Ladies are cordially invited to attend. **RICHMOND AUCTION CO.**
GEORGE H. VALENTINE, Auctioneer.

By J. D. Carneal and Son,
Real Estate Auctioneers, 1106 E. Main St.

AUCTION SALE

OF

That Well Built Two-Story

Dwelling,

No. 107 East Clay Street.

On THURSDAY, FEBRUARY 1, 1907, at 4 o'clock P. M., we will offer at PUBLIC AUCTION the above property. The lot has a frontage of 20 feet by a good depth to an alley. This dwelling was built by the late owner for his home, and has all the modern improvements. The location will always command a good rent, and from the best class of tenants, and will also make an up-to-date home. You will miss an opportunity for a good investment if you don't attend this sale. **TERMS—**Liberal, and announced at sale.

RICHMOND AUCTION CO.

By Richmond Auction Co.,

General Auctioneers, 1205 E. Main.

Varied and Large Collection

OF A

Unclaimed and Refused Freight.

By direction of the Chesapeake and Ohio Railroad Company, we will sell at their Broad Street Station, Sixteenth and Broad Streets, **Wednesday, February 7, 1907,** commencing at 10 A. M. sharp, to pay freight, storage and other charges, about two hundred and fifty numbers of **Refused and Unclaimed Freight.** **TERMS—**Cash. **RICHMOND AUCTION CO.**
GEORGE H. VALENTINE, Auctioneer.

By Richmond Auction Co.,
1205 East Main Street.

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By Richmond Auction Co.,
1205 East Main Street.

AUCTION SALES, Future Days

By C. L. and H. L. Denoon,
Real Estate Agents and Auctioneers,
821 Main Street.

TRUSTEE'S SALE.

By virtue of the provision of a certain deed of trust, dated May 23, 1898, and recorded in D. B. 155 A, page 209, Henrico County Court, default having been made in the payment of the note secured by said deed, I will sell by public auction, on the premises, on

Monday, January 29, 1906,

at 4:30 o'clock P. M., the following property:

All that certain lot of land, with the improvements thereon, in the county of Henrico, Va., on the east line of Twenty-seventh Street, beginning at a point distant 81 feet 8 inches south of U Street and running in a southerly direction along the east line of Twenty-seventh Street 20 feet, and back between parallel lines 132 feet to an alley. The improvements consist of a neat 2-story frame dwelling. **TERMS—**Cash as to expenses of sale, any taxes due and sufficient to pay the sum of \$450; balance at one and two years. **C. L. DENOON, Trustee.**

By the Valentine Auction Co.,
Auctioneers.

Handsomely Furnished Apartments in Bellevue Flats at Auction,

Tuesday, January 30th.

We will sell for Mrs. F. C. Christian, who is moving from the city, her handsomely furnished apartments in Bellevue Flats, corner Fifth and Cary (Flat No. 6), consisting of handsome Quarters Oak Buffet, Quarters Oak 8-foot Extension Table, with massive legs; Quarters Oak Dining Room Chairs, lot of Crockery and Glassware, Quarters Oak Book Case, handsome Morris Chair, Center Tables, Willow Rockers, Quarters Oak Rockers, one Refrigerator, handsome Quarters Oak Chamber Suit, with wardrobe to match; Oak Chiffoniere, White Enamel Dressing Table and Chiffoniere, fine Hair Mattress, Feather Pillows, pretty Toilet Set, Roller-Top Desk and Chair, handsome Smyrna Drapes and Rugs, Kitchen Furniture, Gas Range, Gas Water Heater, Cooking Utensils, &c. All of the furniture is exceptionally good. Ladies are invited to attend. **THE VALENTINE AUCTION CO.**

By Richmond Auction Co.,
General Auctioneers.

\$1,600 Stock of High Grade Toilet Specialties, Perfumes, Soaps, Druggist Supplies, Etc.,

AT AUCTION.

By direction of owner, we will sell **WEDNESDAY, JANUARY 31, 1906,** commencing at 10:30 A. M., within our warerooms, 1205 East Main Street (second floor), to the trade, 500 cases Perfumes, Soaps, Toilet Specialties, Druggist Supplies, in original packages. Sale positive. **TERMS—**Cash. **RICHMOND AUCTION CO.**
GEORGE H. VALENTINE, Auctioneer.

By Geo. W. Mayo, General Auctioneer.

BANKRUPT SALE

OF ENTIRE STOCK OF MERCHANDISE OF HARRY BREITSTEIN, BANKRUPT, SITUATED UPON THE PREMISES, NO. 118 EAST BROAD STREET, RICHMOND, VA. In pursuance of an order of the United States District Court for the Eastern District of Virginia, entered on the 27th day of January, 1906, in the matter of Harry Breitstein, bankrupt, the undersigned will sell as a whole, or cash, at public auction, to the highest bidder, on **Tuesday, January 30, 1906,** at 10 o'clock A. M., the property of the above-named bankrupt, situated upon the premises, No. 118 East Broad Street, Richmond, Virginia, consisting of a large assortment of Dry Goods, Clothing, Shoes, Notions and Men's and Ladies' Wear. Sale subject to confirmation of court. **TERMS—**Cash. **MELVIN FLEGENHEIMER, Receiver.**
GEORGE C. FITZHUGH, Trustee.
By Geo. W. Mayo, General Auctioneer.

PRIVATE SALES.

Richmond Auction Co.,
1205 East Main Street.

AT PRIVATE SALE.

Several Handsome Crystal Chandeliers for Hall, Parlor and Library, 2 Brass Fenders from the White House, very fine Carpets, 1 very Rare Old English Coach Horse made of Brass and Copper, 1 Mahogany Testa Bed, square posts; two Pedestals, Rosewood Tables, very fine handsome and valuable Oil Paintings and Engravings, 1 large Picture of the Virginia Conference taken in 1855, and several odd antiques too numerous to mention. **RICHMOND AUCTION CO.**

AT PRIVATE SALE.

Richmond Auction Co.,
1205 East Main Street.

AT PRIVATE SALE.

Richmond Auction Co.,
1205 East Main Street.

Ford's Hotel,

Fronts Capital Square,
Eleventh and Broad Streets,
RICHMOND, VA.
American Plan, \$2 a Day.
E. H. GILBERT,
Proprietor and Manager.

Monument Avenue is the Most Beautiful Residential Avenue in America.

Lots are away down below actual value, so purchase now and not wait until they are much higher. WE ARE THE SOLE AGENTS FOR THE MOST DESIRABLE CORNER LOT ON AVENUE, and can offer a bargain to an immediate purchaser.

WM. B. PIZZINI CO.,
Tenth and Bank Streets.

Phone 557.

McVEIGH & GLINN.

Price, \$1,525.00.

CONNELLY & CO.,
4 North Tenth Street.

McVEIGH & GLINN.

Price, \$2,600.00.